



**BIG BOX
RETAIL FOR SALE**

**2101 W. BROADWAY
MONONA, WI**

Key Commercial Real Estate LLC

608-729-1800 | www.keycomre.com

A photograph of a Shopko store at dusk. The building has a prominent green upper section with the word 'SHOPKO' in large, white, bold, sans-serif capital letters. Below it, the word 'Monona' is written in a smaller, white, cursive script. The store's entrance is brightly lit from within, showing shelves and products. The sky is a mix of blue and white clouds.

SHOPKO
Monona



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Property Details



OVERVIEW

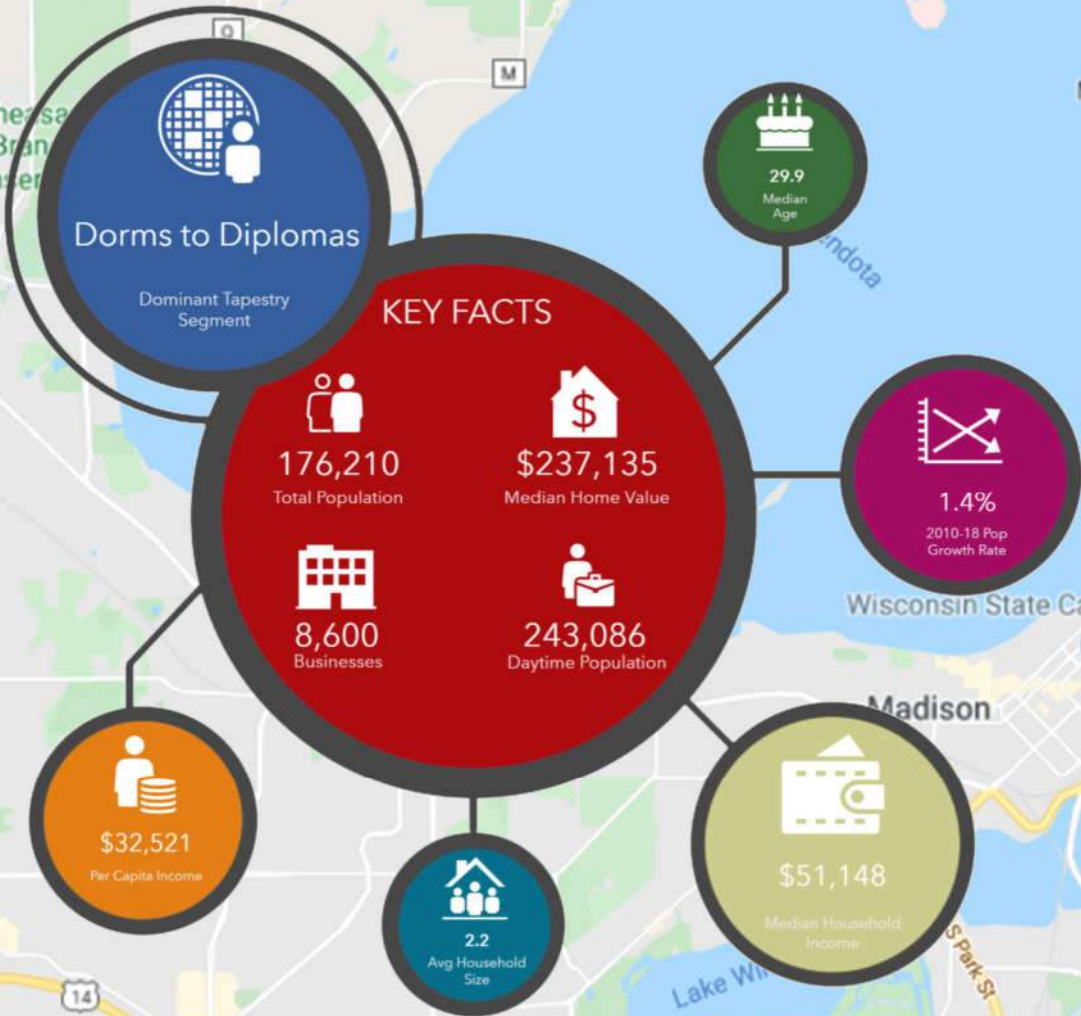
Former Shopko big box now available for sale! This site has unmatched presence along a major highway visible to 117,000 vehicles daily. Adjacent tenants are quality nationals such as Kohl's, Hobby Lobby, Planet Fitness and more. This opportunity is ideal for retail or a creative adaptive reuse of the site .

HIGHLIGHTS

- **Price:** \$5,500,000
- **Size:** 97,931 square feet (plus 21,850 sf mezzanine)
- **Zoning:** Community Design District (CDD)
- Located in an Opportunity Zone
- Highly visible location frontage the Beltline Hwy
- Positioned between East and West Madison allows one location to capture 2 markets
- Part of fully leased power center with all nationals
- Second floor mezzanine office
- 6.2:1,000 parking ratio
- Possibility to create 2 outlots



Location & Demographics



KEY SPENDING FACTS (\$)

University of Wisconsin-Madison Arboretum



Map data ©2020 Google - United States REAL ESTATE, LLC

Aerial

KOHL'S
PURE HOCKEY
DOLLAR TREE
HOBBY LOBBY
planet fitness

West Marine

SUBWAY

CHASE

W. Broadway — 28,800 AADT



WPS HEALTH SOLUTIONS



Beltline Hwy — 117,000 AADT

VERIDIAN HOMES

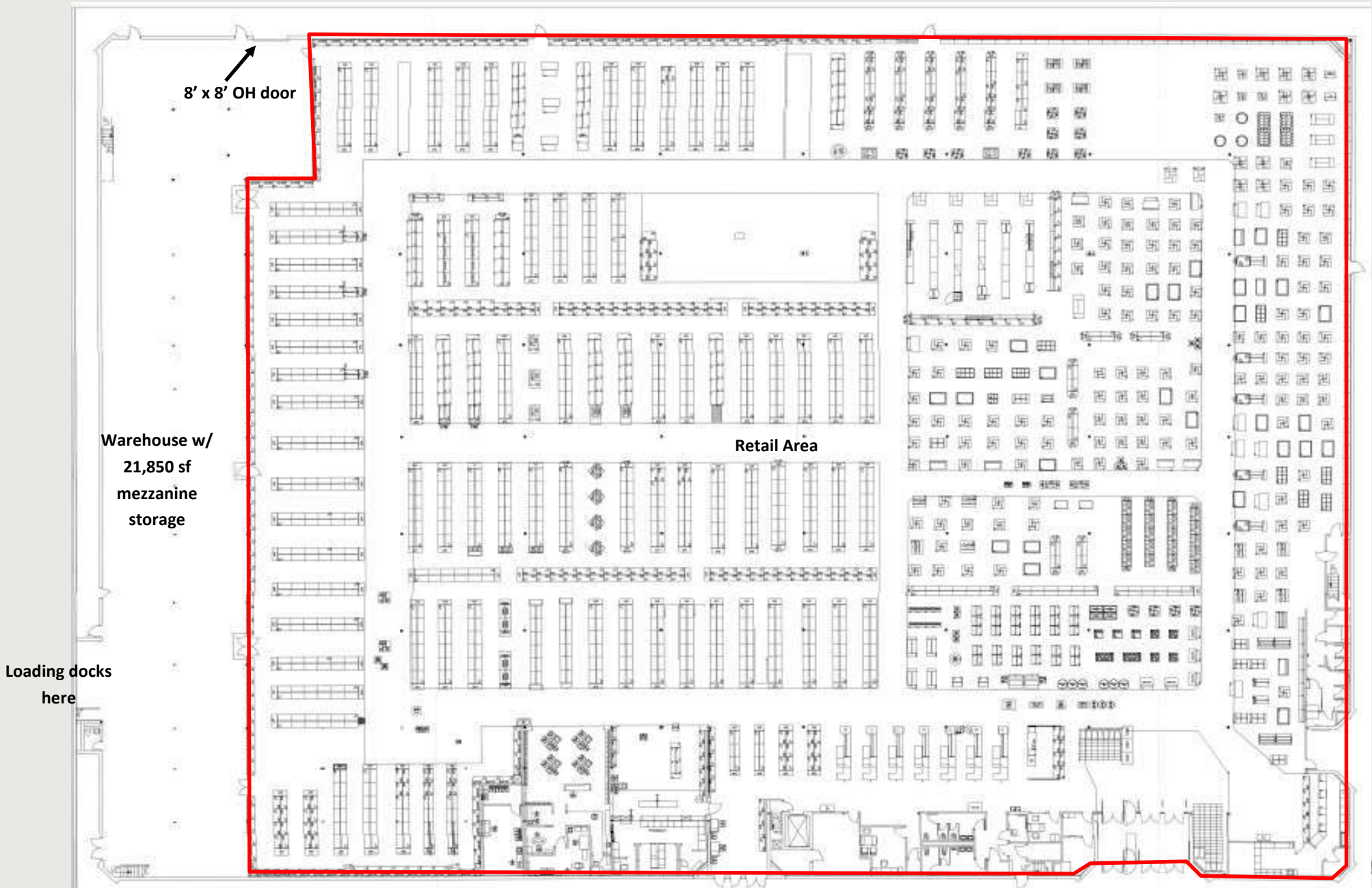


Walmart

FIRST SUPPLY

goodwill

Floor Plan



Photos



Building Details

Property Type	Retail / Commercial - Free Standing Retail/Commercial Building
Number of Stories	1
Square Footage	97,931 SF (plus 21,850 sf mezzanine)
Site Coverage Ratio	21.9% (10.28 acres)
Parking	606 (Surface) 6.2/1,000 SF.
Year Built	1981
Year Renovated	2000
Basic Construction	Concrete block
Foundation	Reinforced concrete slab
Framing	Structural steel with masonry and concrete encasement
Exterior Walls	Concrete block
Roof	Flat tar with stone ballast cover.
HVAC	Forced Air, hanging units in loading area in warehouse Central HVAC in office 21 rooftop units
Electrical	1,600 amp, 3 phase electrical service
Interior Walls	Painted plaster in the store and exposed concrete block in the warehouse
Ceilings	Acoustical tile in the store and exposed metal frame in the warehouse, 10" - 24' clear height
Doors	Automatic double door system, glass in metal frame
Loading Dock	2- 8' x 8' dock doors
Overhead doors	2- 8' x 8'
Lift	Lift to second floor mezzanine storage
Fire Protection	The subject has a fire sprinkler system.
Landscaping	Asphalt, concrete sidewalks, concrete curbing, pole mounted lights and sprinklered landscaping
Signage	Tenant has building affixed signage and a pylon sign at the shopping center's entrance.
Location	Located in Opportunity Zone

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).**

30 2. **ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.**

32 **TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER**

34 **INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:**

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 **(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:**

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Broker Disclosure